

310 DE GUIGNE

±34,697 AVAILABLE FOR LEASE

ARQUES BUSINESS PARK
Sunnyvale, California



NEWMARK

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CA RE License #01420963



**WATCH 360°
VIRTUAL TOUR**

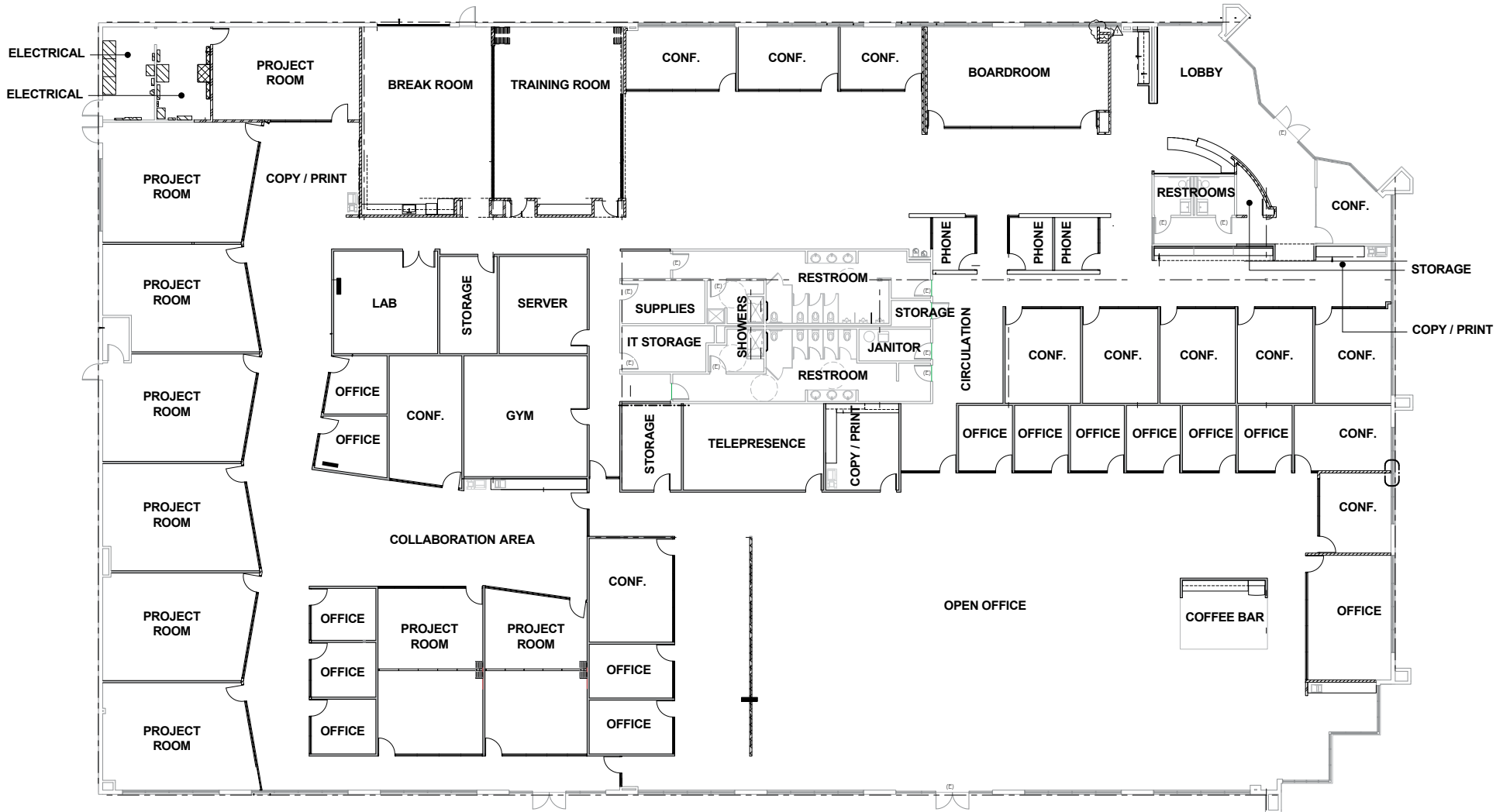
HIGHLIGHTS



- ±34,697 SF Single Story Office/R&D Building
- High-end Improvements
- 3.5/1,000 Parking Ratio
- Power – 1,600 Amps, 480/277V
- Dock High & Grade Level Loading
- Equipment Pad
- Signage Opportunities
- Shared Outdoor Collaboration Area



FLOORPLAN



GALLERY



310
DE GUIGNE



GALLERY



310
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LOCATION

310
DE GUIGNE

LAWRENCE EXPRESSWAY

ARQUES AVE

DE GUIGNE DRIVE

AMENITIES MAP

- BARN THAI RESTAURANT
- TIA JUANA MEXICAN GRILL
- DOS PALOMAS TAQUERIA
- SUPER SUNNYVALE MARKET
- LA RONDA
- PIZZA DEPOT
- PHO'VY
- ARMENIAN GOURMET
- SUSHI BKVD
- OBED MEDITERRANEAN CUISINE
- DANIELLE'S CAFE BAKE SHOP
- CLARITA'S FILIPINO CUISINE
- WESTERN PACIFIC FILIPINO GROCERY

- MERCADO SHOPPING CENTER
- IN-N-OUT
- TOMATINA
- SUBWAY
- PANDA EXPRESS
- MALAYA
- JAMBA JUICE
- BURGER IM
- STARBUCKS
- SMOKEEATERS
- KRISPY KREME
- WORLD WRAPPS
- YOYO SUSHI
- PHO HO +JAZEN TEA

- MCDONALDS
- MADHABAN INDIAN CUISINE
- TOGO'S
- SUBS PIZZA
- ROUND TABLE PIZZA
- UNA MAS
- MERIT VEGETARIAN
- BAGEL PLACE CAFE
- TEANADO
- SICHUAN GOURMET

FAULTLINE BREWING COMPANY



PANERA BREAD

CITY SPORTS

- TASTY SUBS & PIZZA
- INDIAN FUSION
- MISSION CITY CAFE
- PAD THAI CUISINE
- ST. JOHN'S BAR & GRILL
- SNEHA RESTAURANT
- 24 HOUR FITNESS
- FALAFEL BITES
- SUBWAY
- YOGA @ CINDY'S
- FRESH U ORDER
- LUV PHO



- SUBWAY
- OFF THE STICK KABOB GRILL
- ANAD BHAVAN INDIAN VEGETARIAN

ICHAAT CAFE

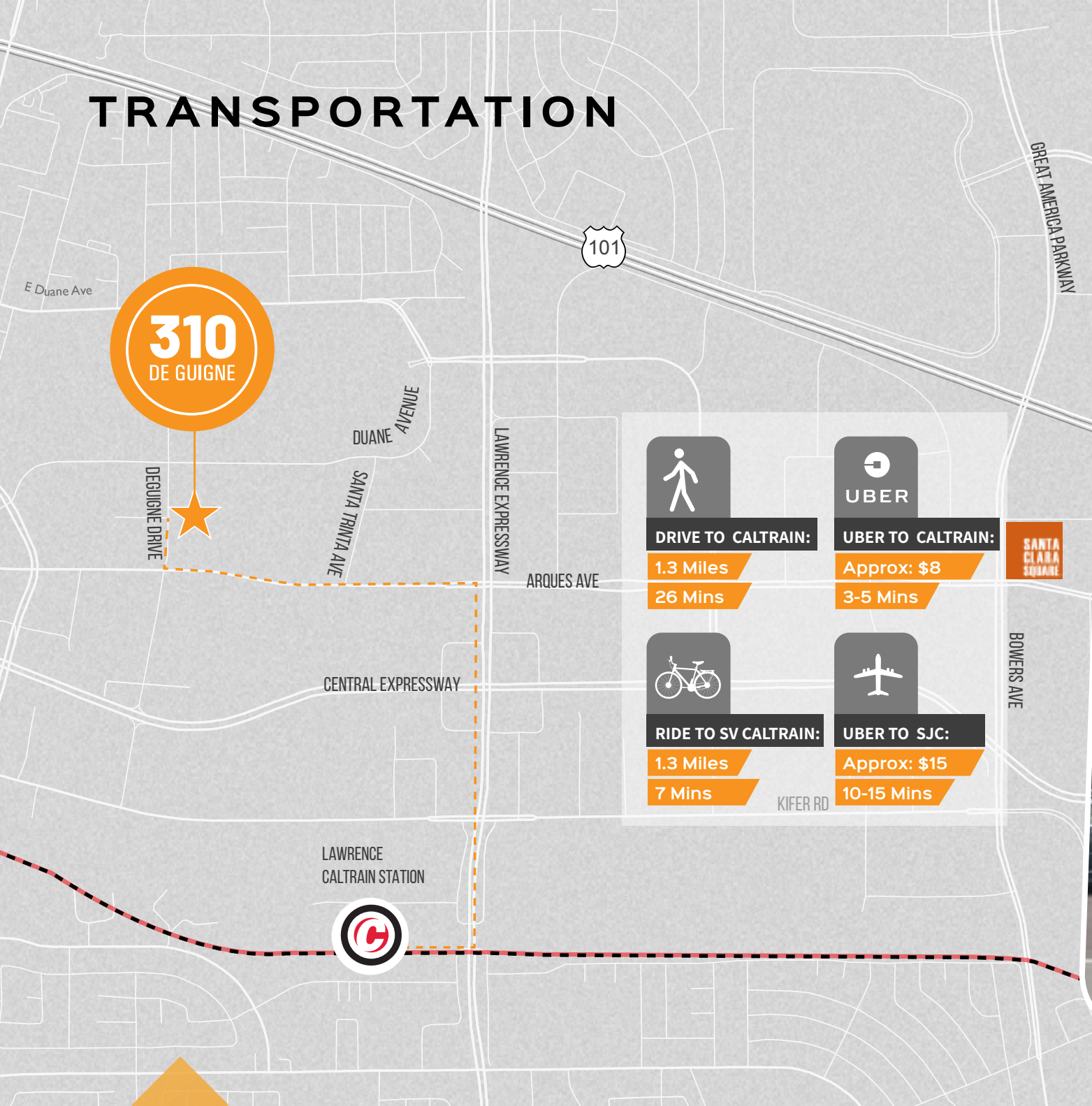
CENTRAL EXPRESSWAY

COSTCO

LAWRENCE STATION

TRANSPORTATION

310
DE GUIGNE



DRIVE TO CALTRAIN:
1.3 Miles
26 Mins



UBER TO CALTRAIN:
Approx: \$8
3-5 Mins



RIDE TO SV CALTRAIN:
1.3 Miles
7 Mins



UBER TO SJC:
Approx: \$15
10-15 Mins

SANTA CLARA SQUARE

BOWERS AVE

LAWRENCE CALTRAIN STATION



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